

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
APRIL 11, 2012
5:00 P.M.

Board Members:

Dave Pavlock
Chairman

Vernon Prather
Vice-Chairman

Thomas Campanella
Secretary/Treasurer

Tammy Bohannon
Acting Secretary/Treasurer

Fred Gant
Elwyn Guernsey

W. A. "Buck" Lee
Executive Director

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday April 11, 2012, beginning at 5:06 p.m. Members in attendance were: Mr. Ed Guernsey, Mr. Vernon Prather, Dr. Thomas Campanella, and, Ms. Tammy Bohannon and Mr. Dave Pavlock, Chairman. Mr. Fred Gant joined the meeting at 5:33 p.m. Chairman Pavlock led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – (3/14/2012))

Upon motion of Mr. Vernon Prather seconded by Ms. Tammy Bohannon, the Board approved the minutes of the Regular Board as presented. (3/14/2012). (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

Chairman Pavlock added Item # 4 under new business. (Shaggy's restaurant paint color approval)

6. ADOPTION OF AGENDA

Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board unanimously recommended adoption of the agenda as amended. (5-0)

7. CHAIRMAN'S COMMENTS

Chairman Pavlock congratulated Jayne Bell on her new position and wished her well. He stated with the changes in the SRIA staff, it was a good opportunity to review the current staffing of the SRIA. He asked Vernon Prather to assess the current structure of the SRIA departments, and to suggest improvements, consolidations and/or expansions that are needed to help the SRIA be more effective. Mr. Pavlock suggested Mr. Prather speak to non-governmental employees to help with this assessment. Mr. Pavlock asked to be given a report at the May 9, 2012 Regular Board Meeting.

Mr. Prather agreed to perform the review of the SRIA employee structure and stated it would also be helpful to speak with residents, like Mr. & Mrs. Cox.

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Mr. Stebbins pointed out this was purely a fact finding mission, and Mr. Prather can make recommendations at the conclusion of his review.

Chairman Pavlock gave a report on his attendance at a hurricane conference. He stated he met someone that works in Emergency Management in Myrtle Beach, South Carolina and asked if she had received any negative comments regarding their Observation Wheel. She stated she knew nothing negative related to the Wheel.

Chairman Pavlock stated he is giving a report at the April 17, 2012 Board of County Commissioners meeting regarding the Master Plan, and invited the Board to attend and speak if they wished.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Maureen LaMar submitted her monthly report for review.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (3/14/2012) MS. TAMMY BOHANNON, CHAIRWOMAN, MR. FRED GANT AND MR. ED GUERNSEY, MEMBERS

Item # 1 – Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2012 Turtle Monitoring Season

The Committee unanimously approves staff's recommendation.

Item # 2 – Ms. Alice Bohannon, Surf Burger (Sublease to Key Sailing) – 500 Quietwater Beach Road – Request to place freestanding sign on public right of way. (R.O.W)

The Committee unanimously approved bringing this item back to the April 25, 2012 Committee Meeting for further discussion. Staff is to provide pictures of signs currently in the right of way, a different view of the Key Sailing sign, and a better view of the proposed sign for Surf-burger.

B. DEVELOPMENT & LEASING COMMITTEE, (3/14/2012) MR. ED GUERNSEY, CHAIRMAN, MR. VERNON PRATHER AND MR. DAVE PAVLOCK, MEMBERS

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Item # 1 – Monthly update from Mr. Guernsey regarding lease fees and the property tax issue.

This item was informational only.

Item # 2 - Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

This item was informational only.

Item # 3 – Castaways Beachside Restaurant & Raw Bar – 400 Quietwater Beach Road - Request to donate seven (7) tables/chairs to the SRIA for placement on Portofino Boardwalk to provide additional public seating.

The Committee approved the request by Castaways Beachside Restaurant & Raw Bar – 400 Quietwater Beach Rd. - to donate seven (7) tables/chairs to the SRIA for placement on Portofino Boardwalk to provide additional public seating subject to the SRIA being named additionally insured and the execution of a hold harmless agreement between the two parties.

Item # 4 - Little Sabine Investment Group/ Kerrigan Family Limited Partnership – 50 Ft. Pickens Rd. – Request to sublease to Pensacola Beach Properties, Inc. for property sales/rentals.

The Committee unanimously approves staff's recommendation.

Item # 5 - Discussion of review period for providing continued electricity and 10 additional lights at Portofino Boardwalk.

The Committee unanimously approved a three (3) year review period for the lighting and electricity at Portofino Boardwalk. (2015)

C. ADMINISTRATIVE COMMITTEE, (3/14/2012) DR. THOMAS CAMPANELLA, CHAIRMAN, MR. ED GUERNSEY AND MR. DAVE PAVLOCK, MEMBERS

Item # 1 – Report on Financial Statements and Expenditures.

The Committee unanimously accepted the Report on Financial Statements and Expenditures as presented.

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Item # 2 – SRIA Advertising Services Contract.

The Committee unanimously approves staff's recommendation.

Item # 3 – Request by David Glassman, Marine Aviation Memorial Tower, for a donation of \$5,000.00 to the Pensacola Veteran's Memorial Park for a Tower and Bronze Cast Bell.

The Committee unanimously approves staff's recommendation.

Item # 4 – Discussion regarding proposed ticket/pass allocation policy.

The Committee unanimously approved the adoption of the ticket/pass allocation policy as presented.

Item # 5 – Request by Jim Pasquale, Co-Founder of Pensacola Song Fest, Inc., for a donation of \$5,000.00 to the Songwriter's Festival, October 2-7, 2012.

The Committee unanimously approves staff's recommendation.

D. OPERATIONS COMMITTEE, (3/14/2012) MR. VERNON PRATHER CHAIRMAN,
DR. THOMAS CAMPANELLA AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Discussion regarding designating parking for electric cars at Casino
(Staff report by Executive Director Buck Lee)

Upon direction of the Committee, this item will be brought back to the April 25, 2012 Operations Committee Meeting for further discussion.

Upon motion of Dr. Thomas Campanella seconded by Mr. Vernon Prather, the Board unanimously approved the Consent Agenda as presented. (5-0)

REGULAR AGENDA

Mr. Lee stated that the Selection Review Committee for the RFP for Advertising/Marketing Services will meet on May 8, 2012 at 2:00 pm. The Committee will consist of himself and Dr. Campanella. He asked Mareen LaMar from the Pensacola Beach Chamber to serve on the Committee as well.

10. COMMITTEE REPORTS

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11. NEW BUSINESS

Item # 1 – “Spirit of the Island” Award – (Referred from the 3-28-2012 Committee Meeting)(Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and asked the Board’s wishes on either a bench (cost approximately \$5,000.00) or a bronze plaque embedded in concrete (cost approximately \$1,000.00) and the location. Mr. Lee stated the location should be somewhere near Casino Beach.

Dr. Campanella suggested the Board Members walk around the Gulfside Pavilion and see where the best location would be. He pointed out a bench takes up much more space.

Mr. Pavlock suggested letting anyone make a recommendation for the award, then have a review committee consider all the nominations. He proposed giving this award once a year.

Mr. Guernsey stated he preferred the bronze plaque to be given one time a year. He stated the bench was too expensive. He encouraged the Board to keep the costs in mind when looking at locations for the award.

Dr. Campanella suggested a large wooden plaque, with the addition of a small bronze plate each year.

Upon motion of Dr. Campanella seconded by Ms. Bohannon, the Board unanimously voted to hold this item in Committee, so further research can be done before a decision is made.(5-0)

Item # 2 – Discussion regarding not allowing consumption of alcoholic beverages on public areas of Quietwater/Portofino Boardwalk (Staff report by Executive Director Buck Lee)

Mr. Lee gave the background on this item and stated that the Portofino/Quietwater Beach Boardwalk merchants requested a meeting with him. He explained that Ryan Ross (Assistant County Attorney) and Mike Stebbins agreed that, from a legal standpoint, the Master Lessee can enforce a no alcohol policy on the

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Portofino/Quietwater Beach Boardwalk without the SRIA Board or the BCC's permission.

Mr. Stebbins explained that the Master Lessee has the authority to control behavior on the Boardwalk. He stated that the appropriate action would be to issue a warning to stop the behavior, and if the action continued, the Sheriff's deputy could make an arrest.

Mr. Pavlock questioned the fairness of not letting people sit in the extended areas of certain restaurants.

Many Board members questioned the details relating to the exclusive license agreements.

Mr. Stebbins explained that certain restaurants had exclusive license agreements with us, paid us an extra fee, and were within their rights to only allow their patrons the use of the extended seating areas, when they were open. He pointed out that after closing, if the restaurants didn't put away the chairs and tables, they were available for use by the general public.

Mr. Prather asked if the SRIA had any approval rights at all on this issue and asked if the public would be allowed to drink if there was music at the Portofino Quietwater Shell.

Mr. Stebbins said the ultimate right was up to the Master Lessee and that there would be no alcohol allowed during a concert in the public area. He stated the Master Lessee could set any schedule he desired in regulating the no alcohol ban.

Mr. Guernsey questioned if this action by the Master Lessee would carry as much weight as an action from the SRIA Board.

Mr. Stebbins stated it is ultimately the Master Lessee's decision.

Mr. Gant pointed out that 2 attorneys have agreed this is the correct manner to address this issue, and the SRIA Board should not get involved.

Dr. Campanella questioned the right of beach-goers to transport alcohol across the Boardwalk to Quietwater Beach.

Mr. Lee stated that closed coolers should not pose a problem, but there were to be no open containers.

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SPEAKERS:

Robert Pride – Laguna's on the Boardwalk – He stated the main concern is underage drinking and loitering. Laguna's wants to help foster a better environment for families. His business is very concerned.

Ed Southworth – PB resident – He stated he understood why this was being considered, but he wants to know why we need more rules, how much does the law enforcement cost, and who pays for it?

Robert Gleim – Bamboo Willie's – He said he thought this was important for the betterment of the community, but that his festivals, (Jamaican Fest, Crawfish Festival) still need to be allowed. He stated more security was needed from the Sheriff's department. He thinks a trial period would be a good idea.

Mike Pinzone – Papa's Pizza – He stated the Portofino/Quietwater Boardwalk is an entertainment center, and that underage drinking is a big problem. He said it is hard to monitor and that this is the best solution.

Mr. Pavlock questioned the level of law enforcement being used.

Mr. Lee stated that normally, there are 8 deputies Friday, Saturday and Sundays, but that last weekend, the SRIA paid for 15 deputies and the Sheriff brought out 18 more, giving a total of 32 deputies. He stated something has to be done, and explained we already have video surveillance of the Boardwalk that is kept for 20 days. He said the SRIA turns the footage over to the Sheriff's office when an incident occurs. He pointed out the SRIA is doing the best it can to keep it a safe and friendly atmosphere.

Mr. Pavlock asked if the staffing increased in the summertime.

Mr. Lee said that the Sheriff's office will bring out their tactical units when necessary.

SPEAKER:

Kim Frey – PB resident – She stated she was on the Boardwalk over the weekend with friends and the comment was made that Pensacola Beach looked like Jersey

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Shore. She stated she was frightened. She stated there were many intoxicated people and that children were exposed to all the bad behaviors.

Mr. Prather said that even though this issue lies with the Master Leaseholder, the SRIA Board can be in support of this action and would like to send a letter of support to the Sheriff's office.

Ms. Bohannon stated businesses should do their own self-policing. She stated the music many of the businesses play encourages this behavior. She stated the businesses should have to incur the extra costs of added security. She said that Commissioner Robinson brought his family out to the Boardwalk and was frightened for their safety.

Mr. Prather stated that businesses were responsible for some things, but not all. He said he had spoken with Robert Randle (Police Chief of Gulf Breeze) and understood the problems being faced, and Mr. Prather stated the Sheriff's Department needs to use any and all means necessary to solve these issues. He suggested a letter sent by Mr. Lee giving the Sheriff's Office encouragement on dealing with these concerns.

Ms. Bohannon and Mr. Gant agree that the Boardwalk businesses should bear the extra costs involved with increased security.

Dr. Campanella pointed out that the SRIA has increased lighting and also has placed video surveillance cameras on the Boardwalk, and he agrees that banning alcohol is the next step to solving this problem. He stated a set of rules by the Master Leaseholder will give the deputies more power in controlling the problematic patrons of the Portofino/Quietwater Boardwalk.

Mr. Guernsey stated the businesses are responsible for policing inside their businesses, but he stated that policing outside the businesses should be the responsibility of the SRIA. He stated that the SRIA had increased the budget for this last year, and with the current status of our healthy budget/revenues, a further increase in budget for this item might be in order.

Ms. Bohannon stated that allowing the general public to utilize the seating in the licensed areas after closing time would encourage loitering.

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Mr. Prather stated he didn't see this as the businesses' problem, he stated this type of activity reflected badly on the whole community, and it gives the perception of Portofino/Quietwater Boardwalk being a dangerous place to visit.

Mr. Gant reminded the Board that the SRIA does not have legal authority to make changes, but he approved of the idea to write a letter to the Sheriff's Office to encourage them to work with the Master Leaseholder. He wants to encourage a safer, more family like atmosphere.

Ms. Bohannon would encourage this Board to look at the costs incurred by the SRIA for extra Sheriff's deputies vs. the amount of revenue the Boardwalk businesses generate.

Much discussion followed regarding loitering/trespassing rules.

Upon motion of Dr. Thomas Campanella seconded by Mr. Vernon Prather, the Board unanimously voted to encourage the businesses in their efforts to make the Portofino/Quietwater Boardwalk a more safe and family friendly environment. (6-0)

Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Board voted to task Mr. Lee with sending a letter to Sheriff Morgan, requesting him to use all means necessary at his disposal to return Pensacola Beach to a family friendly environment. (5-1) Mr. Gant voted in the negative.

Mr. Gant stated that the new rules the Master Leaseholder is going to impose on the Portofino/Quietwater Boardwalk should be enforced with no basis of color or ethnicity.

Item # 3 – Request for approval of an issued variance for Dr. Charles Wolff, Lot 30, Block 1, Villa Segunda, 807 Rio Vista and a modification to Article 13.12. c. n. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff recommended approval.

Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Board unanimously approved staff's recommendation. (6-0)

Item # 4 – Request by Shaggy's Bar & Grill for color approval to paint the exterior of their building. (Staff report by Executive Director Buck Lee)

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Mr. Lee explained that Mr. Ron Ladner didn't realize he had to get approval of the color in order to paint his restaurant, and that the color (Benjamin Moore Million Dollar Red) is franchise color they paint all their other locations. Mr. Lee explained that Shaggy's is trying to meet their deadline for opening.

Upon motion of Ms. Tammy Bohannon seconded by Mr. Ed Guernsey, the Board unanimously voted to approve the color (Benjamin Moore Million Dollar Red) choice requested by Shaggy's Bar & Grill.(6-0)

Mr. Prather pointed out, after the vote was taken, that Mr. Schluter had followed the suggested color palette, on a recent request to paint the exterior of his building.

Dr. Campanella stated that the suggested color palette had been researched thoroughly before adoption, but that palm trees would soften the color of the building.

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his monthly report for the review of the Board. He explained that the parking lot at Mom's beach is going to be made into a one way. He explained the changes made to the RFP for Advertising/Marketing services. He gave an update on the Blue Angels Airshow.

Upon motion of Mr. Vernon Prather seconded by Mr. Fred Gant, the Board unanimously approved authorizing Mr. Lee to use his best judgment in securing the necessary vessels for use in the 2012 Blue Angels Air Show, not to exceed \$50,000.00.(6-0)

Mr. Lee introduced Ms. Jayne Bell and let her address the Board and audience. She said she had truly enjoyed working at the SRIA and was sorry to be leaving. She starts her new job with Santa Rosa County on April 30, 2012.

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report for the review of the Board and explained the Second Ground Lease Agreement with H & S Development.

Upon motion of Mr. Vernon Prather seconded by Ms. Tammy Bohannon, the Board unanimously approved the Second Ground Lease Agreement between

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H & S Properties and Ladder Capital Financial Portfolio II LLC.(6-0)

C. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. He agreed to send copies of the landscaping plan submitted to Escambia County so the Board could see what will be going out for bid. He pointed out the rest of the project will be covered by Escambia County and there was no median landscaping planned.

14. VISITORS FORUM

SPEAKER:

Teresa Preston – She agrees with Mr. Gant and Ms. Bohannon regarding extra law enforcement on the Boardwalk. She believes it should be paid by the businesses. She also feels the crosswalks are scary, they are not lit and there is no signage telling drivers to stop for pedestrians.

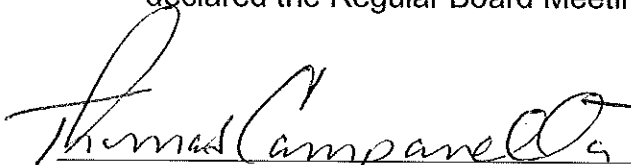
Mr. Jim Waite (Baskerville Donovan, Inc.) stated that they are under contract with Escambia County to at the crosswalk situation. They are currently looking to make some changes to 3-4 on Via de Luna. He said they were also working on solutions to the toll plaza situation as well.


15. BOARD MEMBERS FORUM

Mr. Prather stated he appreciated the Board's confidence in him regarding working on the organizational structure of the SRIA.

16. ADJOURN

There being no further business to come before the Board, Chairman Pavlock declared the Regular Board Meeting of the SRIA Board adjourned at 7:11 p.m.


SECRETARY


CHAIRMAN

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